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**ERECTION OF DETACHED BUNGALOW WITH ASSOCIATED PARKING AND
CROSSOVER ONTO GROVE ROAD**

AT

LAND TO THE REAR OF 18 MOOR PARK ROAD, NORTHWOOD, HA6 2DN

PLANNING, STATEMENT IN SUPPORT OF PLANNING APPLICATION

MARCH 2025

1 Introduction

1.1 This planning statement has been prepared in support of an application inquiry for the erection of a single storey detached bungalow with associated parking, new crossover and associated landscaping at land to the rear of 18 Moor Park Road, Northwood HA6 2DN. The application site comprises part of the rear garden of 18 Moor Park Road.

1.2 By way of context, this formal application is a revised proposal that has been submitted following the refusal of planning permission for two storey detached dwelling – ref: 21577/APP/2020/1792 – in September 2020 which was upheld at appeal on the 13 July 2021. Following this refusal, and in accordance with National Planning Policy Framework advice (2024) at paras. 40 – 43 regarding early engagement and pre-application advice, a pre-application inquiry was submitted to the Council regarding the potential erection of a detached bungalow with associated parking and landscaping in August 2024 (application ref: 74971/PRC/2024/163). The pre-application proposal was positively commented on by the Council in a meeting on the 19/09/2024 and by a letter dated 28/10/2024, thereby leading to the submission of this application.

1.3 The documents and plans submitted with this application comprise:

- Planning Application Form
- CIL Form
- Block Plan and Street Elevation as Existing: L1233/01 Rev A
- Site/Block Plan as Existing – Biodiversity Master Plan: L1233/09
- Block Plan and Street Elevation as Proposed: L1233/11
- Site Plan as Proposed: L1233/12
- Floor Plans as Proposed: L1233/13

- Elevations and Section as Proposed: L1233/14
- Site/Block Plan as Proposed – Biodiversity Master Plan: L1233/19
- Location Plan: L1233/LP Rev A
- Small Sites Metric (The Statutory Biodiversity Metric)
- Small Sites Metric – Area Habitats
- Small Sites Metric – BNG
- This Planning Statement
- LB Hillingdon Pre-application response dated 28/10/2024
(Ref:74971/PRC/2024/163)
- Pre-application inquiry scheme Site/Block Plan as Proposed
Scheme 01a – May 24 – L1233/11

2 Site Location and Surroundings

- 2.1 The application site comprises part of the rear garden of 18 Moor Park Road. The site is located on the eastern side of Grove Rd and is bordered to the north by 2 Grove Rd and to the east by the rear garden of 16 Moor Park Road. The character of the area is residential with detached dwellings. Opposite the site is a 1a Grove Road which comprises a two storey detached dwelling on an infill plot that was granted planning permission under ref: 14379/APP/2017/1592 in 2017.
- 2.2 To the north of the site at 2 Grove Road, a single storey garage with access onto Grove Road which has recently been erected under planning permission ref: 7436/APP/2023/2295.
- 2.3 The site is not in a Conservation Area or adjacent any other designated heritage assets of importance.

3 Description of Proposed Development

- 3.1 The proposal is for a two bedroom, single storey detached bungalow with hipped roofs finished in brick and with a roof of clay plain tiles. Also proposed is a vehicular crossover to Grove Road which would enable off road parking for at least three vehicles on a new drive comprising permeable resin-bonded drive. As shown on the proposed block plan and street elevation, there is a comparison with the outline of the refused 2 storey dwelling in scale and footprint. This clearly demonstrates the much reduced nature of the current proposal when compared with the previously refused scheme.

4 Main Planning Issue

- 4.1 The main planning issues are identified in the pre-application response (PAR) from the Council. These were:
- Principle of Development
 - Design
 - Amenity
 - Highways
 - Access
 - Biodiversity Net Gain
 - Planning Obligations
 - Community Infrastructure Levy (CIL)

- 4.2 Each issue is discussed below in connection with this formal application.

Principle of Development

4.3 With regard to this issue, the PAR states:

'The proposal involves development of a rear garden site in a residential area characterised by family housing with large undeveloped rear gardens being the prevailing characteristic. However the site differs from the general surrounding area in that the rear garden forms a 'side' garden with Grove Road and therefore the development of the site, subject to design, has the potential to avoid or mitigate the issues relating to traditional backland development. It also means that the development would not necessarily be perceived as backland development due to having a separate site frontage. This is evidenced by the development of 1A Grove Road opposing the site, which constitutes a similar backland development to the proposal.

The loss of residential side garden can be considered acceptable in that sufficient garden space can be retained for 18 Moor Park Road as well as the proposed dwelling for onsite amenity and to maintain a reasonable sense of spaciousness. The impact of the proposed single-storey detached bungalow on the immediate locality is discussed below but in summary, is considered to be minimal due to the reduced height and bulk of the proposal in comparison with previously proposed schemes. Overall, the reduced scale of the proposed single-storey bungalow is considered to result in less than minor harm to the character and appearance of the surrounding street scene. The proposal is therefore acceptable in principle'. (my underlining).

4.4 This scheme is very similar to the pre-application proposal and is contended, also acceptable in principle. It would therefore comply with

development plan and national planning policy in this regard. It is also considered that the provision of a new dwelling would accord with the Government's strong objective to increase the number of new homes by all means possible.

Design

- 4.5 With regard to the design and impact on the character and appearance of the area, the PAR states:

In consideration of the form of development, it does not follow the historic grain of the surrounding area. The houses along this stretch of road are defined by their painted rendered exterior and spacious plots with an all frontages. The properties are comfortably positioned within their respective plots with ample gaps between the built forms maintaining a sense of rhythm along the road as well as providing a sense of openness to the street scene.

However, the proposed single-storey bungalow form is of a much smaller scale than previously submitted schemes. The single storey bungalow scale is proportionate to the smaller plot size and will still enable a high quality of design to be achieved on site. The small scale will avoid harm on neighbouring properties, as discussed below, and will also avoid undue harm on the wider character of the area by virtue of its small size being minimally visible and not obtrusive within the streetscape, and this will be supplemented by considered site landscaping. The smaller scale and landscaping is considered could sufficiently avoid undue disruption of the residential streetscape.

The reduction in scale addresses the issues raised by appeal decision APP/R5510/W/20/3264256 which would be a material planning

consideration for a future planning application. In particular, the smaller scale dwelling proportionately now sits comfortably within the smaller plot size and responds better to the unique street pattern by minimising its visibility and avoiding significant disruption of the street scene.

As such, it is considered the design and location of the proposed dwelling within the rear garden would not unduly harm the character of the surrounding area and could be supported by the council. (my underlining).

- 4.6 It is considered that this application proposal, as with the pre-application proposal, would also sit comfortably within the plot. Given the scale and height of the proposed bungalow, combined with the landscaping proposed, would also not have a harmful impact on the character of the area. Consequently it is considered the proposal complies with development plan and national planning policy. It is hoped the Council will support it as suggested in the PAR response.

Amenity

- 4.7 With regard to this issue, the PAR comments that:

The submitted plan is draft/concept in nature however forms a reasonable proof of concept for a scheme on the site.

The single-storey built-form can avoid any significant overlooking over nearby gardens by appropriate level boundary treatment. Further, the proposed dwelling location over 21m away from all nearby dwelling windows. As such, it is considered a good level of privacy would be achieved for future onsite residents as well as all surrounding neighbours.

Similarly, the single-storey height and separation from adjacent dwellings will ensure the daylight & sunlight access of all nearby dwellings is maintained.

Both 18 Moor Park Road and the proposed site are provided with rear gardens in excess of 100sqm post-development in functional configurations and therefore a good level of outdoor amenity would be achieved for both dwellings.

While proposed floor plans are not available, it is expected any future application would be compliant with the minimum housing standards set out in Policies DHB 16 and DHMB 18 of the Hillingdon Local Plan Part 2 (2020) and Policy D6 of the London Plan (2021) including the provision of adequate internal floor areas and the provision of outlook to all habitable rooms. The quality of the living environment would be reviewed once detailed layout plans are received.

- 4.8 The submitted proposal keeps good separation distances from its neighbours as well as providing secure, private and usable amenity space to future occupants. As for meeting internal floorspace standards, the floor plans show the bedrooms would exceed the floorspace requirements as would the overall gross internal area for a dwelling. The proposal would therefore comply with development plan and national policy requirements as regards internal and external amenity as well as not harming the amenity of neighbouring occupiers.

Highways

- 4.9 The PAR comments that 1 to 2 parking spaces are required based on the number of bedrooms. The submitted site plan with this application shows up to three vehicles can be safely accommodated off street.
- 4.10 The PAR also recommends an electric charging point is also provided. This again is also shown on the site plan on the side elevation of the proposed dwelling.
- 4.11 In terms of cycle parking, the PAR recommends at least 2 secure and accessible spaces in accordance with Hillingdon's cycle parking standard. A cycle store is shown located in the rear garden on the site plan.
- 4.12 With regard to a crossover, it is commented in the PAR that there is no objection in principle to a crossover in this location, subject to the detail that is shown on a plan. It is also suggested that any boundary walls where it meets the highway is kept to 0.6m height to ensure visibility. It is considered the proposed crossover as shown on the plans as well as the proposed 550mm high boundary wall complies with this advice.
- 4.13 In respect of trip generation, the PAR comments that this is marginal and would not be detrimental to traffic congestion and road safety.
- 4.14 Finally in relation to operational refuse requirements, it is recommended that a maximum distance collection parameter of 10m is provided. It is considered that this can be undertaken with the submitted scheme.

4.15 In relation to highway issues, therefore, it is considered the proposal complies with development plan and national policy requirements as well as any supplementary planning guidance.

Access

4.16 The PAR states that to comply with London Plan Policy D7 (2021), the layout needs to comply with Approved Document M to the Building Regulations 2010 (2015 edition) as regards disabled access. It is considered the submitted plans accords with this.

Biodiversity Net Gain

4.17 The PAR states that in England, biodiversity net gain (BNG) is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Any future application, unless exempt, should include a BNG assessment to enhance and improve the biodiversity of the site.

4.18 Submitted with this application are biometric assessments that demonstrate that at least a 10% BNG net gain has been achieved in relation to this proposed development.

Planning Obligations

4.19 It is noted that the PAR does not consider that any planning obligations will be required. It is noted that this will be subject to formal consultation in the event of a formal application being submitted.

Community Infrastructure Levy

4.18 A CIL has been submitted as part of this application.

5 Conclusion

5.1 This application follows a pre-application inquiry for the erection of a single-storey bungalow that was considered favourably by the Council. In its conclusion on the pre-application inquiry, the written PAR stated:

The revised scheme is considered to address the majority of previous objections to development on the site. On balance, and subject to review of detailed design, it is considered the efficient use of the land for appropriately sized residential development outweighs the minor disruption of the streetscape. Should a formal application be made the Council would be likely be able to support the development of a single-storey bungalow property in the rear garden of number 18 Moor Park Road.
(my underlining).

5.2 It is hoped the Council will grant planning permission for the development.

Jeremy Peter MRTPI